

BEFORE THE QUEENSTOWN LAKES DISTRICT COUNCIL

IN THE MATTER

of the Resource Management Act 1991

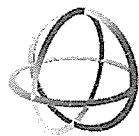
AND

IN THE MATTER OF

Queenstown Lakes Proposed District Plan – Upper Clutha  
Mapping

SUMMARY OF EVIDENCE OF SCOTT SNEDDON EDGAR  
ON BEHALF OF HAWTHENDEN LIMITED (SUBMITTER #775)

24<sup>th</sup> May 2017



**SOUTHERN LAND**

SURVEYING | PLANNING | LAND DEVELOPMENT

- 1.1 My name is Scott Edgar. I am a Resource Management Planner with Southern Land Ltd and have been engaged by Hawthenden Limited to provide expert planning evidence in relation to their submission (#775). The following is a summary of my evidence in chief which was pre-lodged on 4<sup>th</sup> April 2017.
- 1.2 The submission of Hawthenden Limited seeks the following:
- The realignment of the ONL line in relation to Hawthenden Farm; and
  - The rezoning of parts of Hawthenden Farm (Areas A, B and C) from Rural to Rural Residential and Rural Lifestyle.
- 1.3 As outlined in my evidence I consider that the relief sought generally aligns with the provisions of the National Policy Statement on Urban Development Capacity and is generally consistent with the provisions of the Operative and Proposed Regional Policy Statements.
- 1.4 I consider that the higher order provisions of the Proposed District Plan, being the objectives and policies contained in Strategic Direction, Urban Development and Landscapes Chapters, are appropriate and consider that the relief sought is generally consistent with those provisions.
- 1.5 With regard to the alignment of the ONL line I adopt the opinion of Ms. Ayres (and the supporting opinions of Mr. Leary with regard to geology) and consider that the ONL line would be more appropriate aligned as set out in the submission, generally following the upper edge of the Alpha Fan. Consequently I consider that the relief sought in relation to the alignment of the ONL line is the most appropriate means of achieving the objectives of the Proposed District Plan.
- 1.6 With regard to the proposed rezoning of Area A from Rural to Rural Lifestyle I adopt the opinions of Ms. Mellsop and Ms. Ayres that, in landscape terms, Area A has the capacity to absorb the likely change that would result from the proposed rezoning and I consider that the detailed siting of building platforms, landscaping, servicing and access can be appropriately addressed through the subdivision process. Consequently I consider the proposed rezoning of Area A as Rural Lifestyle to be appropriate.
- 1.7 Similarly I adopt the opinions of Ms. Mellsop and Ms. Ayres that Area B is relatively well contained in landscape terms and I agree with Ms. Ayres that Area B is appropriate for Rural Residential zoning. The Rural Residential and Rural Lifestyle Chapter of the Proposed District Plan seeks to provide residential living opportunities on the periphery of urban areas and I consider that the difference in lot size from the proposed Rural Residential zoning (4000m<sup>2</sup>) to the adjoining Large Lot Residential zoning (2000m<sup>2</sup>),

along with the likely difference in character between the two zones, will provide an adequate transition between urban and rural.

- 1.8 In terms of Area C I adopt the opinions of Ms. Mellsop and Ms. Ayres and agree with Mr. Barr that Area C is appropriate for Rural Lifestyle Zoning as proposed.
- 1.9 Areas A, B and C can be accessed from either end of Studholme Road by way of the internal farm road or through the formation of the currently unformed section of Studholme Road at the time the land, or the adjoining Large Lot Residential Zone, is developed. In addition I consider that Areas A, B and C have scope to be self-sufficient in terms of servicing.
- 1.10 The Rural Residential and Rural Lifestyle Chapter acknowledges that parts of the land within the zones may be subject to natural hazards and I consider that Areas A, B and C are sufficiently clear of identified hazards such that the adverse effects of natural hazards can be appropriately avoided or mitigated through the subdivision process.
- 1.11 I consider that the rezoning of Areas A, B and C as proposed will contribute to the range of residential opportunities in close proximity to urban Wanaka while appropriately recognising the presence of rural activities in the wider area and providing the submitter the ability to better control reverse sensitivity effects on their farming operation.
- 1.12 Overall I consider that the objectives and policies of the Proposed District Plan, as they relate to landscapes, rural living and urban development, are the most appropriate means of achieving the purpose of the Act and that the relief sought is the most appropriate means of achieving those objectives.
- 1.13 I consider that the relief sought is consistent with Section 5 of the Act and adequately recognises and provides for the relevant matters of national importance set out in Section 6 and has appropriate regard to the relevant Section 7 matters. I therefore consider that the relief sought by Hawthenden Limited, being the realignment of the ONL line and the rezoning of Areas A, B and C as Rural Residential and Rural Lifestyle, achieves the purpose of the RMA.



Scott Sneddon Edgar

24<sup>th</sup> May 2017